HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: March 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

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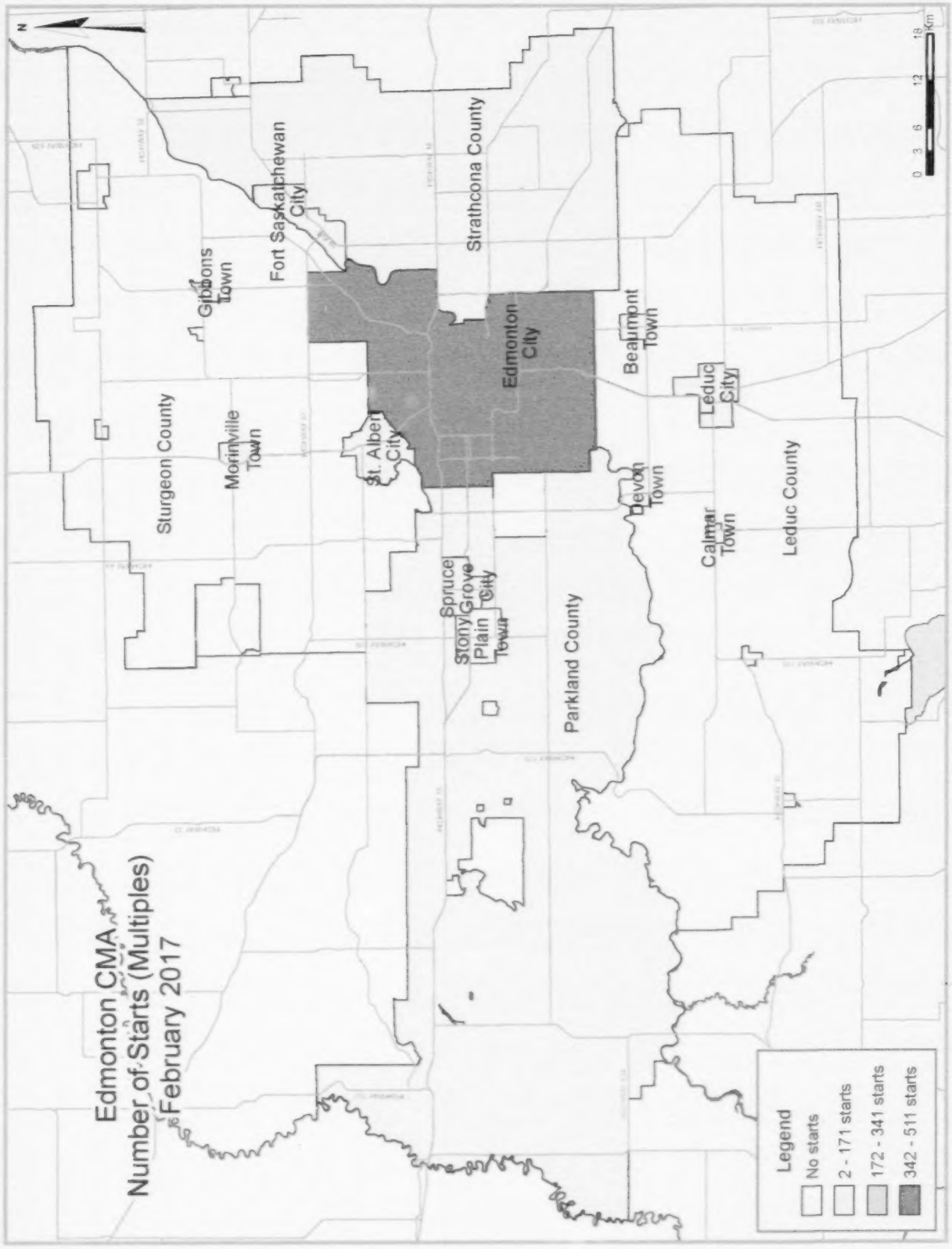
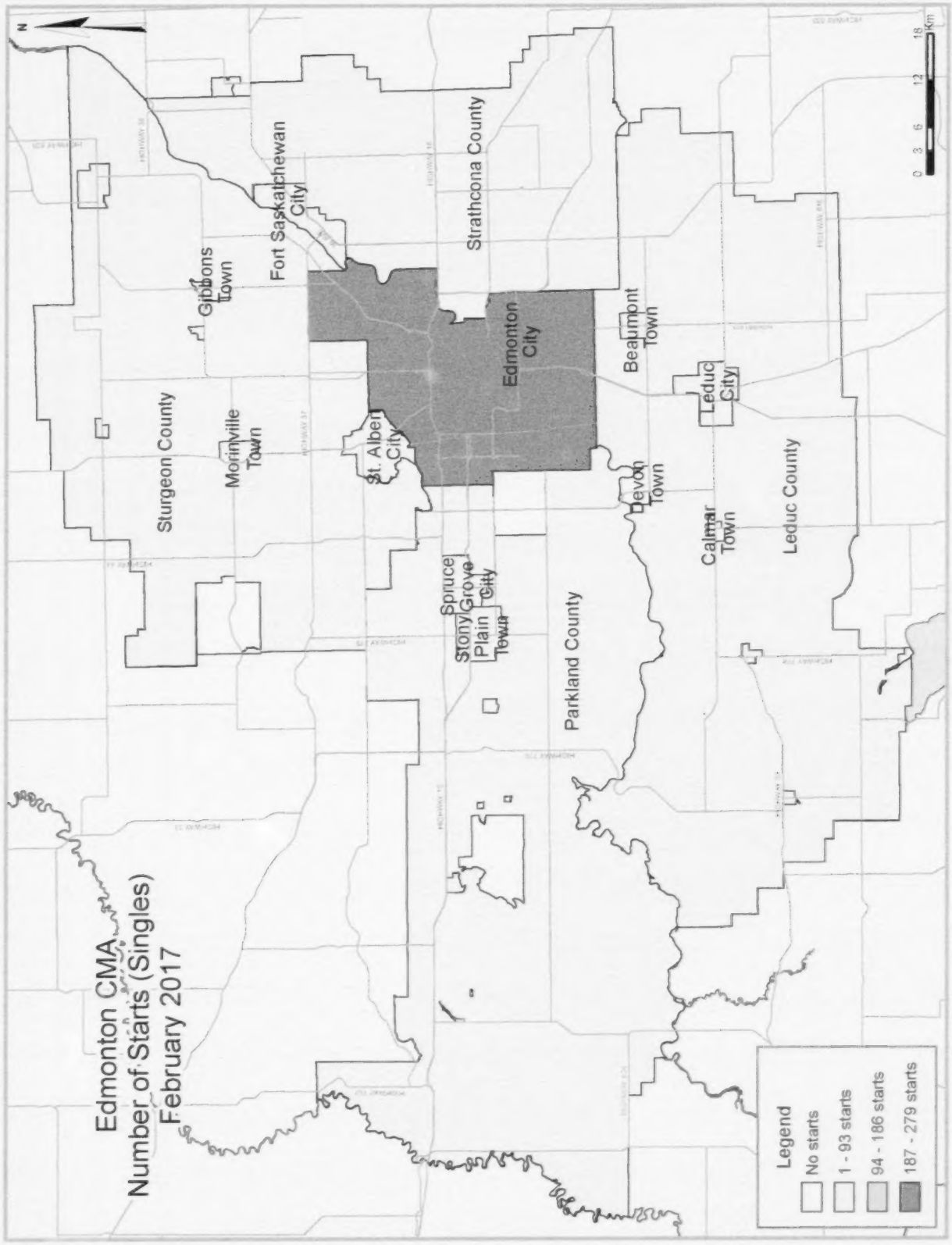
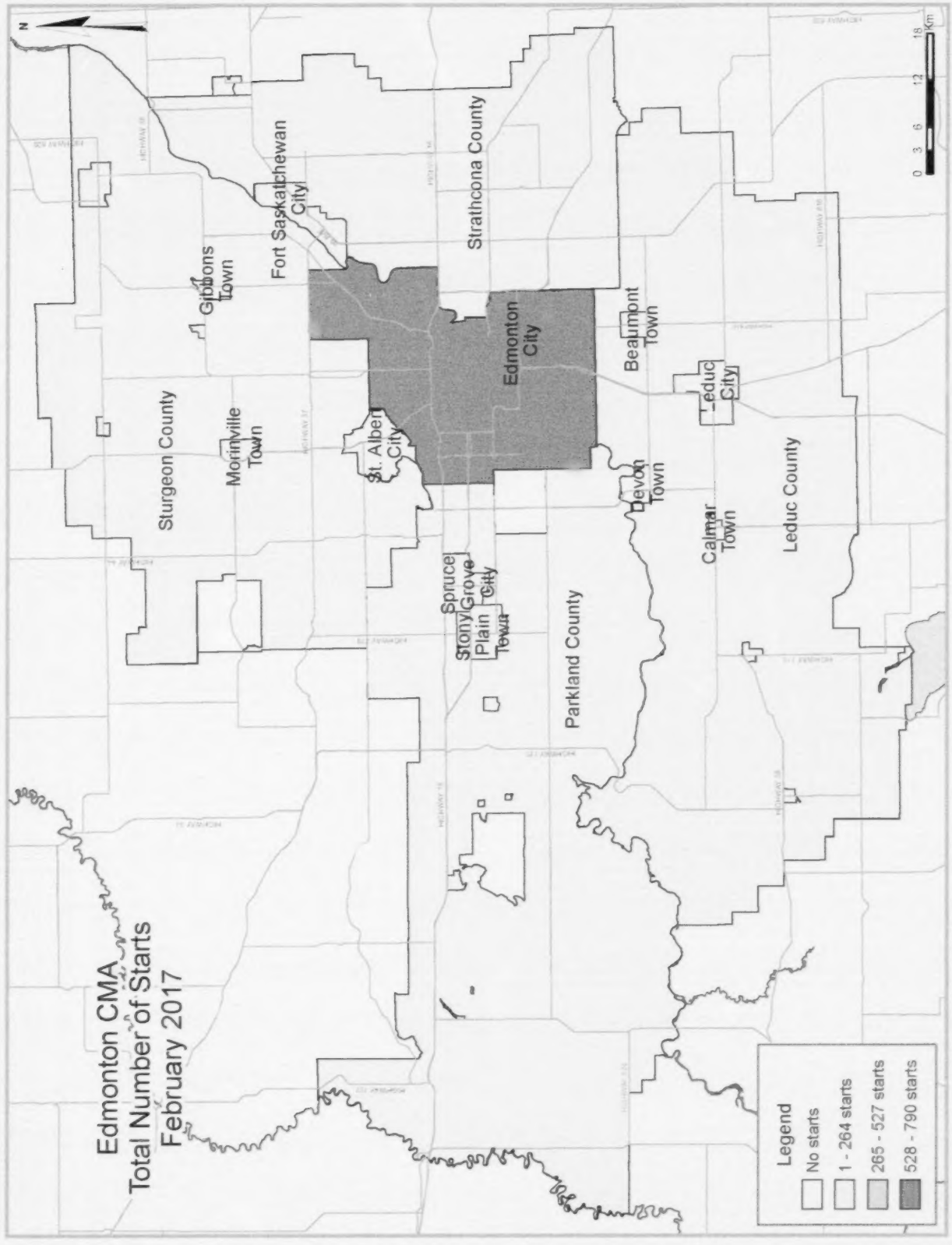
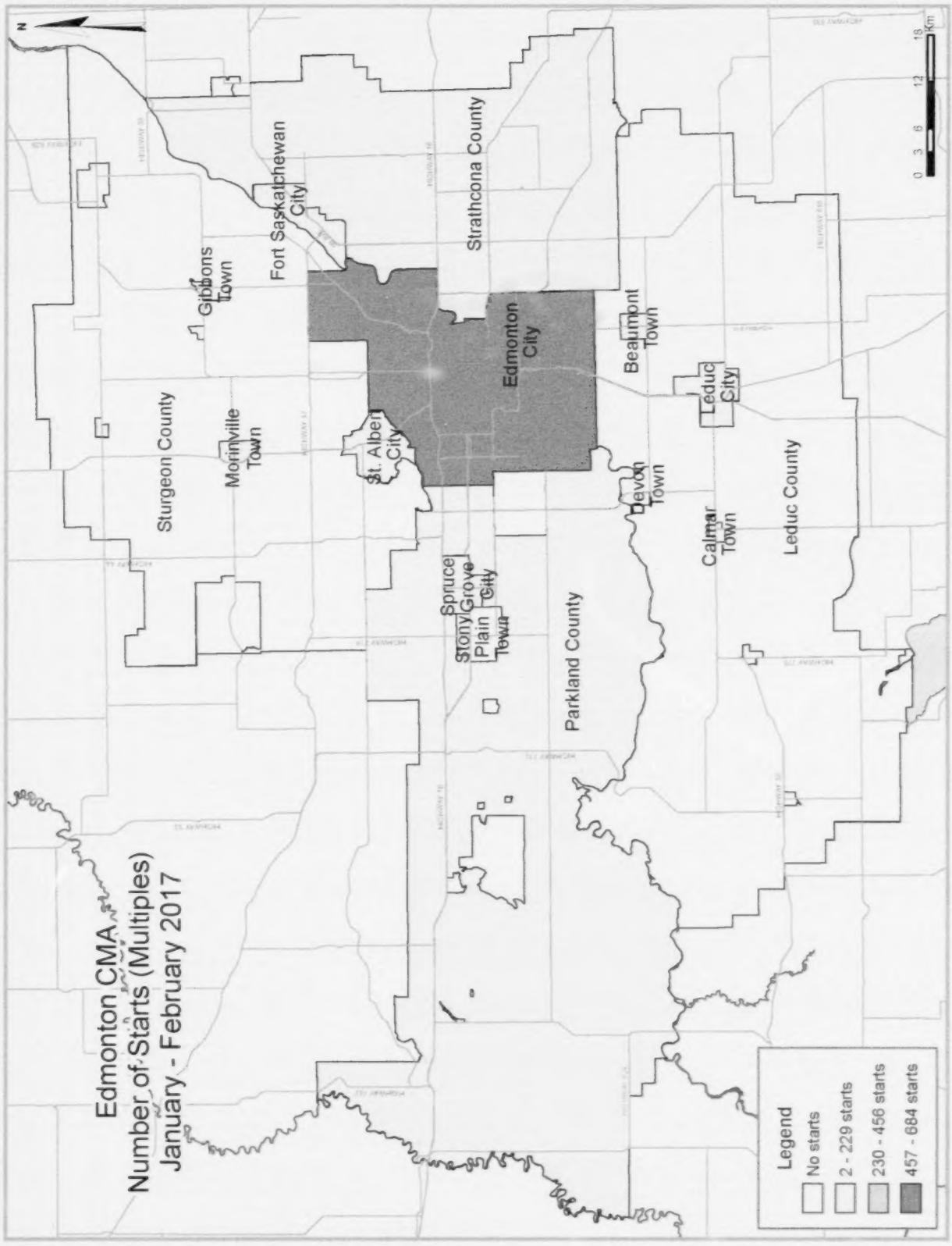
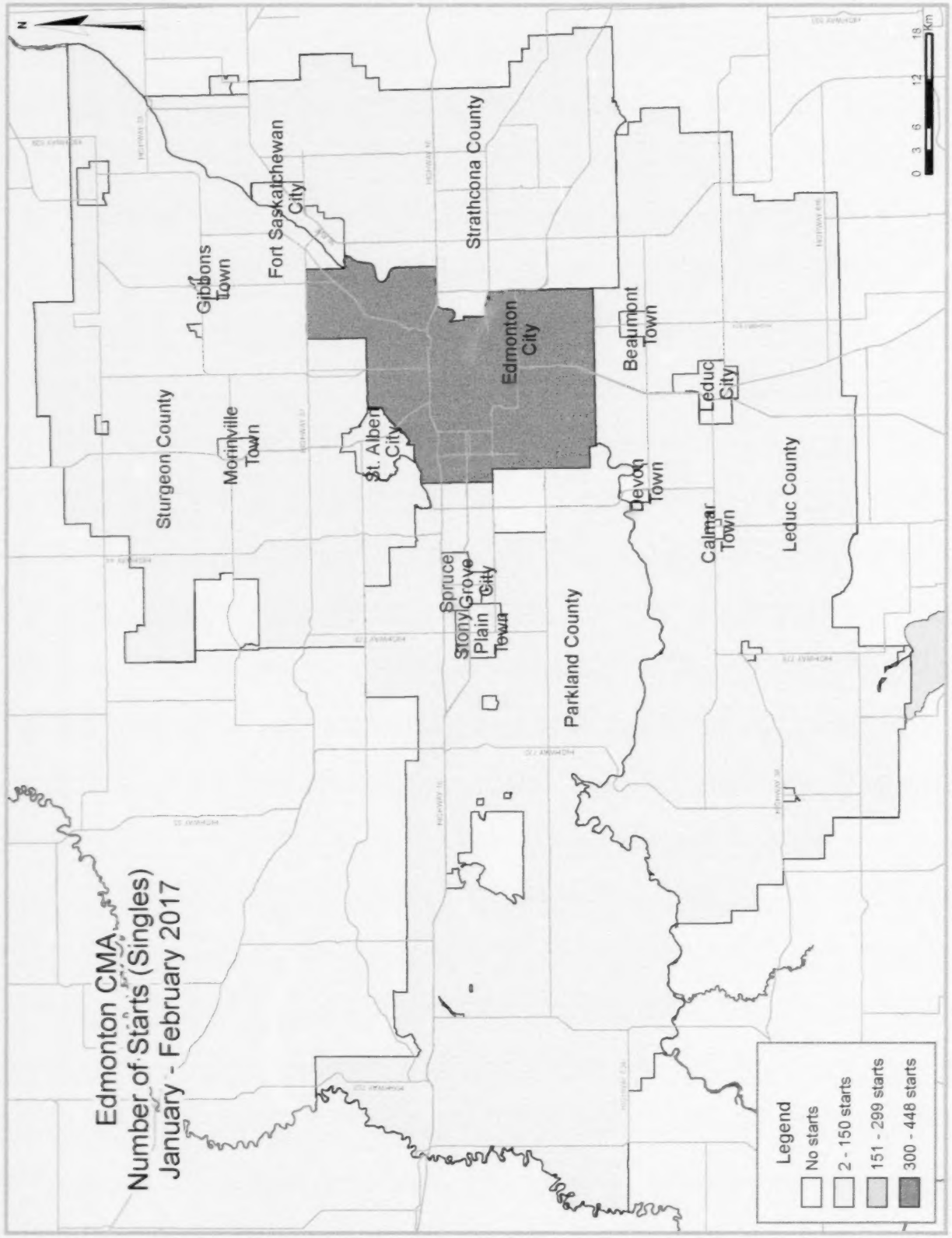
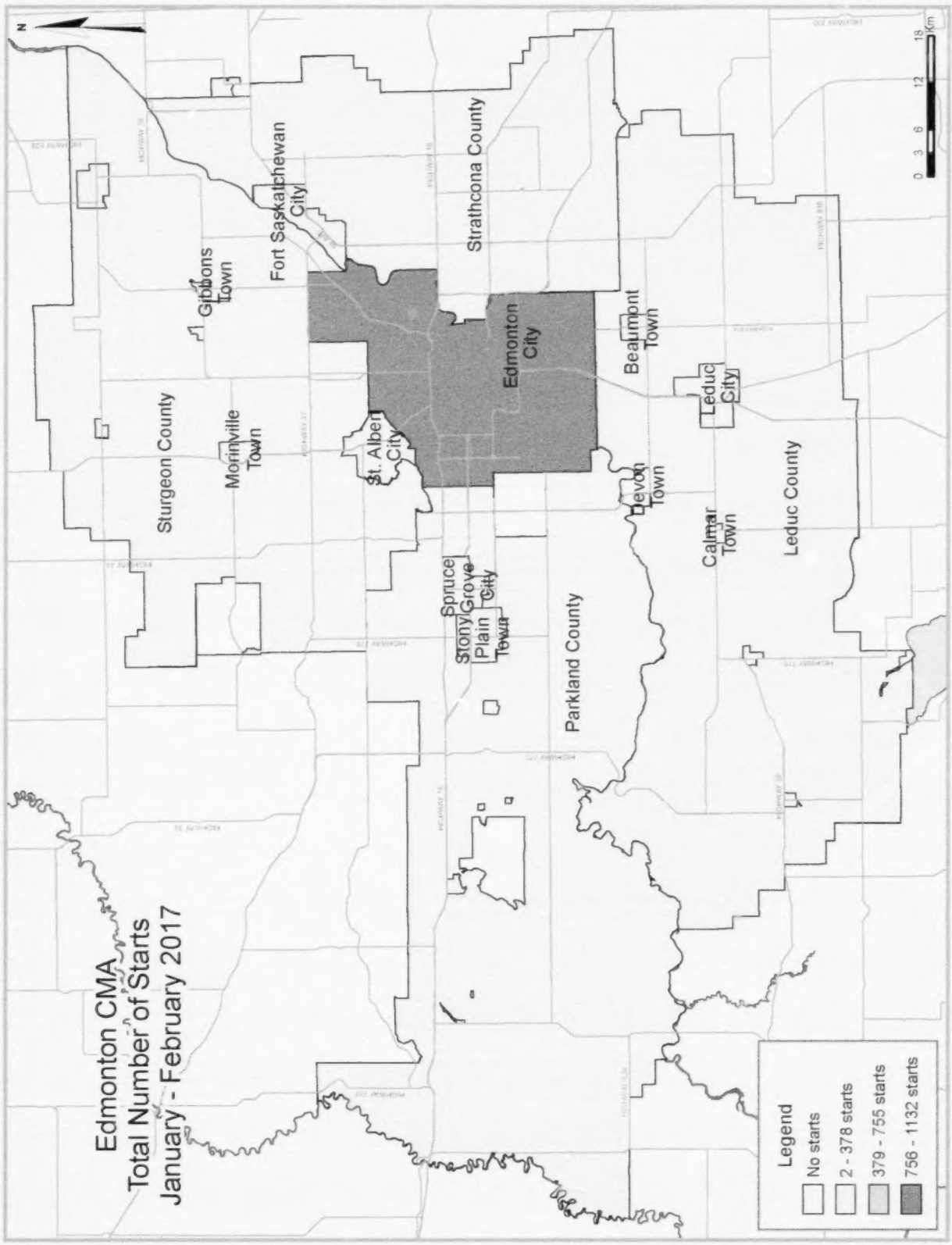

Edmonton CMA
Number of Starts (Multiples)
February 2017
N
0 3 6 12 18 Km
Legend
No starts
2 - 171 starts
172 - 341 starts
342 - 511 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
February 2017
Legend
No starts
1 - 93 starts
94 - 186 starts
187 - 279 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
February 2017
N
0 3 6 12 18 Km
Legend
No starts
1 - 264 starts
265 - 527 starts
528 - 790 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - February 2017
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 229 starts
230 - 456 starts
457 - 684 starts


Edmonton CMA
Number of Starts (Singles)
January - February 2017
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 150 starts
151 - 299 starts
300 - 448 starts


Edmonton CMA
Total Number of Starts
January - February 2017
Legend
No starts
2 - 378 starts
379 - 755 starts
756 - 1132 starts
Sturgeon County
Gibbons Town
Fort Saskatchewan City
Strathcona County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2017		
Edmonton CMA[1]	January 2017	February 2017
Trend[2]	9,580	10,664
SAAR	6,482	13,798
	February 2016	February 2017
Actual		
February - Single-Detached	325	348
February - Multiples	311	758
February - Total	636	1,106
January to February - Single-Detached	588	592
January to February - Multiples	649	962
January to February - Total	1,237	1,554

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	347	174	43	1	35	320	22	164	1,106
February 2016	324	132	39	1	60	0	80	0	636
% Change	7.1	31.8	10.3	0.0	-41.7	n/a	-72.5	n/a	73.9
Year-to-date 2017	591	310	58	1	53	355	22	164	1,554
Year-to-date 2016	586	274	104	2	133	6	80	52	1,237
% Change	0.9	13.1	-44.2	-50.0	-60.2	**	-72.5	**	25.6
UNDER CONSTRUCTION									
February 2017	2,784	1,188	327	7	557	2,794	175	1,548	9,380
February 2016	3,014	1,266	384	6	935	4,409	436	3,226	13,676
% Change	-7.6	-6.2	-14.8	16.7	-40.4	-36.6	-59.9	-52.0	-31.4
COMPLETIONS									
February 2017	302	166	49	1	54	271	0	167	1,010
February 2016	409	168	33	0	65	116	18	473	1,282
% Change	-26.2	-1.2	48.5	n/a	-16.9	133.6	-100.0	-64.7	-21.2
Year-to-date 2017	593	292	83	1	92	323	0	579	1,963
Year-to-date 2016	908	424	75	1	114	233	29	689	2,473
% Change	-34.7	-31.1	10.7	0.0	-19.3	38.6	-100.0	-16.0	-20.6
COMPLETED & NOT ABSORBED									
February 2017	596	360	87	2	176	908	n/a	n/a	2,129
February 2016	827	464	72	1	83	323	n/a	n/a	1,770
% Change	-27.9	-22.4	20.8	100.0	112.0	181.1	n/a	n/a	20.3
ABSORBED									
February 2017	310	146	48	1	67	107	n/a	n/a	679
February 2016	403	150	28	0	56	113	n/a	n/a	750
% Change	-23.1	-2.7	71.4	n/a	19.6	-5.3	n/a	n/a	-9.5
Year-to-date 2017	579	279	77	2	112	163	n/a	n/a	1,212
Year-to-date 2016	851	355	57	0	90	219	n/a	n/a	1,572
% Change	-32.0	-21.4	35.1	n/a	24.4	-25.6	n/a	n/a	-22.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
February 2017	278	118	18	1	33	320	22	0	790
February 2016	256	90	17	1	58	0	80	0	502
Beaumont Town									
February 2017	13	4	0	0	0	0	0	0	17
February 2016	16	6	0	0	0	0	0	0	22
Devon Town									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2017	4	10	0	0	0	0	0	0	14
February 2016	1	4	0	0	0	0	0	0	5
Leduc City									
February 2017	4	2	6	0	0	0	0	0	12
February 2016	10	6	0	0	0	0	0	0	16
Leduc County									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	1	0	3	0	0	0	0	0	4
Morinville Town									
February 2017	5	4	0	0	0	0	0	0	9
February 2016	3	0	0	0	0	0	0	0	3
Parkland County									
February 2017	5	2	0	0	0	0	0	0	7
February 2016	3	0	0	0	0	0	0	0	3
Spruce Grove City									
February 2017	9	16	0	0	0	0	0	0	25
February 2016	15	10	15	0	0	0	0	0	40
St. Albert City									
February 2017	8	4	0	0	0	0	0	164	176
February 2016	5	14	0	0	0	0	0	0	19
Stony Plain Town									
February 2017	2	0	0	0	0	0	0	0	2
February 2016	2	0	0	0	0	0	0	0	2
Strathcona County									
February 2017	13	14	19	0	2	0	0	0	48
February 2016	8	2	0	0	2	0	0	0	12
Sturgeon County									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	0	0	4	0	0	0	0	0	4
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2017	347	174	43	1	35	320	22	164	1,106
February 2016	324	132	39	1	60	0	80	0	636

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
February 2017	1,924	800	258	6	457	2,567	74	1,212	7,298
February 2016	1,980	978	254	6	807	3,961	186	2,545	10,717
Beaumont Town									
February 2017	148	16	0	0	0	0	0	0	164
February 2016	142	30	13	0	0	8	65	63	321
Devon Town									
February 2017	5	8	0	0	0	32	0	0	45
February 2016	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
February 2017	43	74	20	0	4	0	0	0	141
February 2016	39	52	7	0	17	0	66	48	229
Leduc City									
February 2017	87	52	6	0	21	0	0	0	166
February 2016	159	38	24	0	26	0	4	90	341
Leduc County									
February 2017	65	2	0	0	0	0	0	0	67
February 2016	92	4	3	0	0	0	0	0	99
Morinville Town									
February 2017	18	12	0	0	0	0	0	0	30
February 2016	33	8	0	0	0	3	0	36	80
Parkland County									
February 2017	84	2	0	0	0	0	0	0	86
February 2016	105	0	0	0	0	0	0	0	105
Spruce Grove City									
February 2017	87	88	0	0	30	0	30	0	235
February 2016	96	94	68	0	27	124	38	0	447
St. Albert City									
February 2017	79	54	13	0	21	127	0	164	458
February 2016	97	36	0	0	32	119	2	110	396
Stony Plain Town									
February 2017	31	26	0	0	0	12	71	0	140
February 2016	24	16	3	0	16	138	71	66	334
Strathcona County									
February 2017	136	52	26	1	24	56	0	172	467
February 2016	139	6	4	0	10	56	0	260	475
Sturgeon County									
February 2017	60	0	0	0	0	0	0	0	60
February 2016	71	0	0	0	0	0	0	0	71
Remainder of the CMA									
February 2017	17	2	4	0	0	0	0	0	23
February 2016	34	2	8	0	0	0	4	8	56
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2017	2,784	1,188	327	7	557	2,794	175	1,548	9,380
February 2016	3,014	1,266	384	6	935	4,409	436	3,226	13,676

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
February 2017	228	128	49	1	52	73	0	80	611
February 2016	276	116	33	0	55	116	7	249	852
Beaumont Town									
February 2017	6	6	0	0	0	0	0	0	12
February 2016	14	6	0	0	0	0	0	0	20
Devon Town									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
February 2017	7	4	0	0	0	0	0	0	11
February 2016	13	8	0	0	5	0	0	48	74
Leduc City									
February 2017	9	4	0	0	0	0	0	0	13
February 2016	19	4	0	0	0	0	0	160	183
Leduc County									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	15	0	0	0	0	0	0	0	15
Morinville Town									
February 2017	2	0	0	0	0	0	0	0	2
February 2016	5	0	0	0	0	0	0	0	5
Parkland County									
February 2017	11	0	0	0	0	0	0	0	11
February 2016	8	0	0	0	0	0	0	0	8
Spruce Grove City									
February 2017	7	4	0	0	0	0	0	0	11
February 2016	12	18	0	0	0	0	0	16	46
St. Albert City									
February 2017	5	16	0	0	2	198	0	87	308
February 2016	14	8	0	0	5	0	11	0	38
Stony Plain Town									
February 2017	6	0	0	0	0	0	0	0	6
February 2016	3	0	0	0	0	0	0	0	3
Strathcona County									
February 2017	8	4	0	0	0	0	0	0	12
February 2016	17	8	0	0	0	0	0	0	25
Sturgeon County									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
February 2017	4	0	0	0	0	0	0	0	4
February 2016	4	0	0	0	0	0	0	0	4
First Nations									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
February 2017	302	166	49	1	54	271	0	167	1,010
February 2016	409	168	33	0	65	116	18	473	1,282

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
February 2017	349	228	52	2	128	680	n/a	n/a	1,439
February 2016	479	253	49	0	29	256	n/a	n/a	1,066
Beaumont Town									
February 2017	19	11	0	0	0	3	n/a	n/a	33
February 2016	19	3	9	0	0	0	n/a	n/a	31
Devon Town									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
February 2017	26	21	4	0	4	0	n/a	n/a	55
February 2016	73	64	3	0	5	0	n/a	n/a	145
Leduc City									
February 2017	31	6	15	0	4	0	n/a	n/a	56
February 2016	60	18	5	0	1	0	n/a	n/a	84
Leduc County									
February 2017	10	0	0	0	0	0	n/a	n/a	10
February 2016	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
February 2017	5	2	0	0	0	0	n/a	n/a	7
February 2016	9	5	0	0	0	0	n/a	n/a	14
Parkland County									
February 2017	10	0	0	0	0	0	n/a	n/a	10
February 2016	8	0	0	0	0	0	n/a	n/a	8
Spruce Grove City									
February 2017	45	41	11	0	4	38	n/a	n/a	139
February 2016	58	65	0	0	6	27	n/a	n/a	156
St. Albert City									
February 2017	34	31	0	0	12	164	n/a	n/a	241
February 2016	35	14	0	0	6	0	n/a	n/a	55
Stony Plain Town									
February 2017	27	10	2	0	4	0	n/a	n/a	43
February 2016	30	23	6	0	9	0	n/a	n/a	68
Strathcona County									
February 2017	27	10	3	0	20	23	n/a	n/a	83
February 2016	37	19	0	1	27	40	n/a	n/a	124
Sturgeon County									
February 2017	4	0	0	0	0	0	n/a	n/a	4
February 2016	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
February 2017	7	0	0	0	0	0	n/a	n/a	7
February 2016	7	0	0	0	0	0	n/a	n/a	7
First Nations									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
February 2017	596	360	87	2	176	908	n/a	n/a	2,129
February 2016	827	464	72	1	83	323	n/a	n/a	1,770

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
February 2017	236	107	39	1	61	66	n/a		510
February 2016	293	113	27	0	46	111	n/a	n/a	590
Beaumont Town									
February 2017	5	4	3	0	0	0	n/a	n/a	12
February 2016	12	5	0	0	0	0	n/a	n/a	17
Devon Town									
February 2017	2	0	0	0	0	0	n/a	n/a	2
February 2016	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
February 2017	4	8	0	0	1	0	n/a	n/a	13
February 2016	8	3	1	0	5	0	n/a	n/a	17
Leduc City									
February 2017	7	3	5	0	1	0	n/a	n/a	16
February 2016	12	3	0	0	0	0	n/a	n/a	15
Leduc County									
February 2017	6	0	0	0	0	0	n/a	n/a	6
February 2016	11	0	0	0	0	0	n/a	n/a	11
Morinville Town									
February 2017	6	0	0	0	0	0	n/a	n/a	6
February 2016	3	2	0	0	0	0	n/a	n/a	5
Parkland County									
February 2017	11	0	0	0	0	0	n/a	n/a	11
February 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
February 2017	10	8	1	0	0	6	n/a	n/a	25
February 2016	15	16	0	0	0	0	n/a	n/a	31
St. Albert City									
February 2017	5	9	0	0	4	34	n/a	n/a	52
February 2016	14	5	0	0	3	0	n/a	n/a	22
Stony Plain Town									
February 2017	3	4	0	0	0	0	n/a	n/a	7
February 2016	2	1	0	0	0	0	n/a	n/a	3
Strathcona County									
February 2017	6	3	0	0	0	1	n/a	n/a	10
February 2016	13	2	0	0	2	2	n/a	n/a	19
Sturgeon County									
February 2017	4	0	0	0	0	0	n/a	n/a	4
February 2016	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
February 2017	5	0	0	0	0	0	n/a	n/a	5
February 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
February 2017	310	146	48	1	67	107	n/a	n/a	679
February 2016	403	150	28	0	56	113	n/a	n/a	750

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Edmonton City	279	257	118	92	73	153	320	0	790	502	57.4
Beaumont Town	13	16	4	6	0	0	0	0	17	22	-22.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	4	1	10	4	0	0	0	0	14	5	180.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	4	10	2	6	6	0	0	0	12	16	-25.0
Leduc County	1	1	0	0	0	3	0	0	1	4	-75.0
Morinville Town	5	3	4	0	0	0	0	0	9	3	200.0
Parkland County	5	3	2	0	0	0	0	0	7	3	133.3
Spruce Grove City	9	15	16	10	0	15	0	0	25	40	-37.5
St. Albert City	8	5	4	14	0	0	164	0	176	19	**
Stony Plain Town	2	2	0	0	0	0	0	0	2	2	0.0
Strathcona County	13	8	16	4	19	0	0	0	48	12	**
Sturgeon County	4	4	0	0	0	0	0	0	4	4	0.0
Remainder of the CMA	1	0	0	0	0	4	0	0	1	4	-75.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	348	325	176	136	98	175	484	0	1,106	636	73.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	448	444	232	218	97	255	355	10	1,132	927	22.1
Beaumont Town	30	29	4	6	0	4	0	0	34	39	-12.8
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	7	3	14	6	0	4	0	48	21	61	-65.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	14	23	8	10	6	4	0	0	28	37	-24.3
Leduc County	7	8	0	4	0	3	0	0	7	15	-53.3
Morinville Town	6	7	4	0	0	0	0	0	10	7	42.9
Parkland County	9	9	2	0	0	0	0	0	11	9	22.2
Spruce Grove City	17	20	18	14	0	36	0	0	35	70	-50.0
St. Albert City	16	13	8	14	4	0	164	0	192	27	**
Stony Plain Town	3	5	0	2	0	3	0	0	3	10	-70.0
Strathcona County	23	14	24	4	22	0	0	0	69	18	**
Sturgeon County	10	10	0	0	0	0	0	0	10	10	0.0
Remainder of the CMA	2	1	0	0	0	4	0	0	2	5	-60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	592	588	314	278	129	313	519	58	1,554	1,237	25.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Edmonton City	51	73	22	80	320	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	15	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	164	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	19	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	76	95	22	80	320	0	164	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	75	175	22	80	355	6	0	4
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	4	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	36	0	0	0	0	0	0
St. Albert City	4	0	0	0	0	0	164	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	22	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	107	233	22	80	355	6	164	52

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Edmonton City	414	363	354	59	22	80	790	502
Beaumont Town	17	22	0	0	0	0	17	22
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	5	0	0	0	0	14	5
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	16	0	0	0	0	12	16
Leduc County	1	4	0	0	0	0	1	4
Morinville Town	9	3	0	0	0	0	9	3
Parkland County	7	3	0	0	0	0	7	3
Spruce Grove City	25	40	0	0	0	0	25	40
St. Albert City	12	19	0	0	164	0	176	19
Stony Plain Town	2	2	0	0	0	0	2	2
Strathcona County	46	10	2	2	0	0	48	12
Sturgeon County	4	4	0	0	0	0	4	4
Remainder of the CMA	1	4	0	0	0	0	1	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	564	495	356	61	186	80	1,106	636

Table 2.5: Starts by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	712	704	398	139	22	84	1,132	927
Beaumont Town	34	39	0	0	0	0	34	39
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	19	13	2	0	0	48	21	61
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	28	37	0	0	0	0	28	37
Leduc County	7	15	0	0	0	0	7	15
Morinville Town	10	7	0	0	0	0	10	7
Parkland County	11	9	0	0	0	0	11	9
Spruce Grove City	35	70	0	0	0	0	35	70
St. Albert City	24	27	4	0	164	0	192	27
Stony Plain Town	3	10	0	0	0	0	3	10
Strathcona County	64	16	5	2	0	0	69	18
Sturgeon County	10	10	0	0	0	0	10	10
Remainder of the CMA	2	5	0	0	0	0	2	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	959	964	409	141	186	132	1,554	1,237

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Edmonton City	229	276	130	128	99	83	153	365	611	852	-28.3
Beaumont Town	6	14	6	6	0	0	0	0	12	20	-40.0
Calmar Town	2	2	0	0	0	0	0	0	2	2	0.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	7	13	4	8	0	5	0	48	11	74	-85.1
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	9	19	4	4	0	0	0	160	13	183	-92.9
Leduc County	4	15	0	0	0	0	0	0	4	15	-73.3
Morinville Town	2	5	0	0	0	0	0	0	2	5	-60.0
Parkland County	11	8	0	0	0	0	0	0	11	8	37.5
Spruce Grove City	7	12	4	18	0	0	0	16	11	46	-76.1
St. Albert City	5	14	18	8	0	16	285	0	308	38	**
Stony Plain Town	6	3	0	0	0	0	0	0	6	3	100.0
Strathcona County	8	17	4	8	0	0	0	0	12	25	-52.0
Sturgeon County	4	9	0	0	0	0	0	0	4	9	-55.6
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	303	409	170	180	99	104	438	589	1,010	1,282	-21.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	420	655	230	322	154	142	551	698	1,355	1,817	-25.4
Beaumont Town	15	19	8	12	0	0	0	0	23	31	-25.8
Calmar Town	2	4	0	0	0	0	0	0	2	4	-50.0
Devon Town	2	0	2	0	0	0	0	0	4	0	n/a
Fort Saskatchewan City	9	29	4	22	0	15	0	48	13	114	-88.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	18	28	4	4	7	9	0	160	29	201	-85.6
Leduc County	9	18	2	0	0	0	0	0	11	18	-38.9
Morinville Town	5	6	0	8	0	0	0	0	5	14	-64.3
Parkland County	23	14	0	0	0	0	0	0	23	14	64.3
Spruce Grove City	25	33	16	38	4	4	0	16	45	91	-50.5
St. Albert City	15	23	20	10	0	16	285	0	320	49	**
Stony Plain Town	8	13	2	8	0	4	66	0	76	25	**
Strathcona County	24	48	12	28	0	0	0	0	36	76	-52.6
Sturgeon County	14	16	0	0	0	0	0	0	14	16	-12.5
Remainder of the CMA	5	2	2	0	0	0	0	0	7	2	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	594	909	302	452	165	190	902	922	1,963	2,473	-20.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Edmonton City	99	76	0	7	73	116	80	249
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	5	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	16
St. Albert City	0	5	0	11	198	0	87	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	99	86	0	18	271	116	167	473

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	154	135	0	7	125	233	426	465
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	8	0	7	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	9	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	4	0	0	0	16
St. Albert City	0	5	0	11	198	0	87	0
Stony Plain Town	0	4	0	0	0	0	66	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	165	161	0	29	323	233	579	689

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Edmonton City	405	425	126	171	80	256	611	852
Beaumont Town	12	20	0	0	0	0	12	20
Calmar Town	2	2	0	0	0	0	2	2
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	11	21	0	5	0	48	11	74
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	13	23	0	0	0	160	13	183
Leduc County	4	15	0	0	0	0	4	15
Morinville Town	2	5	0	0	0	0	2	5
Parkland County	11	8	0	0	0	0	11	8
Spruce Grove City	11	30	0	0	0	16	11	46
St. Albert City	21	22	200	5	87	11	308	38
Stony Plain Town	6	3	0	0	0	0	6	3
Strathcona County	12	25	0	0	0	0	12	25
Sturgeon County	4	9	0	0	0	0	4	9
Remainder of the CMA	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	517	610	326	181	167	491	1,010	1,282

Table 3.5: Completions by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	716	1,022	213	323	426	472	1,355	1,817
Beaumont Town	23	31	0	0	0	0	23	31
Calmar Town	2	4	0	0	0	0	2	4
Devon Town	4	0	0	0	0	0	4	0
Fort Saskatchewan City	13	54	0	5	0	55	13	114
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	26	41	3	0	0	160	29	201
Leduc County	11	18	0	0	0	0	11	18
Morinville Town	5	14	0	0	0	0	5	14
Parkland County	23	14	0	0	0	0	23	14
Spruce Grove City	45	71	0	0	0	20	45	91
St. Albert City	33	33	200	5	87	11	320	49
Stony Plain Town	10	21	0	4	66	0	76	25
Strathcona County	36	65	0	11	0	0	36	76
Sturgeon County	14	16	0	0	0	0	14	16
Remainder of the CMA	7	2	0	0	0	0	7	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	968	1,407	416	348	579	718	1,963	2,473

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
February 2017	55	23.3	70	29.7	46	19.5	24	10.2	41	17.4	236	490,000	591,368
February 2016	32	11.0	69	23.7	93	32.0	44	15.1	53	18.2	291	550,000	603,705
Year-to-date 2017	99	24.0	120	29.1	87	21.1	43	10.4	64	15.5	413	490,000	575,492
Year-to-date 2016	62	10.0	164	26.4	201	32.4	91	14.7	103	16.6	621	545,000	596,252
Beaumont Town													
February 2017	0	0.0	3	60.0	0	0.0	2	40.0	0	0.0	5	0	528,954
February 2016	4	33.3	5	41.7	3	25.0	0	0.0	0	0.0	12	447,500	441,178
Year-to-date 2017	2	11.8	10	58.8	3	17.6	2	11.8	0	0.0	17	467,500	480,778
Year-to-date 2016	5	27.8	7	38.9	5	27.8	1	5.6	0	0.0	18	447,500	454,227
Calmar Town													
February 2017	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
February 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2017	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2016	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	0	0
Devon Town													
February 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	0	0
February 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	0	0
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
February 2017	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	0	494,925
February 2016	5	62.5	2	25.0	1	12.5	0	0.0	0	0.0	8	0	397,375
Year-to-date 2017	2	22.2	4	44.4	1	11.1	0	0.0	2	22.2	9	0	526,022
Year-to-date 2016	7	29.2	11	45.8	5	20.8	1	4.2	0	0.0	24	460,000	448,992
Gibbons Town													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Leduc City													
February 2017	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	0	410,511
February 2016	2	16.7	7	58.3	2	16.7	0	0.0	1	8.3	12	477,500	500,514
Year-to-date 2017	8	47.1	6	35.3	3	17.6	0	0.0	0	0.0	17	397,500	407,949
Year-to-date 2016	3	15.8	10	52.6	4	21.1	1	5.3	1	5.3	19	477,500	495,356
Leduc County													
February 2017	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	6	0	652,011
February 2016	2	20.0	2	20.0	1	10.0	2	20.0	3	30.0	10	580,000	587,431
Year-to-date 2017	1	10.0	2	20.0	3	30.0	2	20.0	2	20.0	10	0	580,989
Year-to-date 2016	3	23.1	2	15.4	1	7.7	3	23.1	4	30.8	13	580,000	587,431
Morinville Town													
February 2017	2	33.3	3	50.0	1	16.7	0	0.0	0	0.0	6	0	0
February 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	0	0
Year-to-date 2017	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	0	0
Year-to-date 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
Spruce Grove City													
February 2017	0	0.0	6	66.7	2	22.2	1	11.1	0	0.0	9	0	492,356
February 2016	5	33.3	5	33.3	5	33.3	0	0.0	0	0.0	15	460,000	446,833
Year-to-date 2017	2	11.8	10	58.8	4	23.5	1	5.9	0	0.0	17	0	471,565
Year-to-date 2016	5	15.6	17	53.1	8	25.0	1	3.1	1	3.1	32	475,000	475,281
St. Albert City													
February 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	0	0
February 2016	0	0.0	4	28.6	4	28.6	1	7.1	5	35.7	14	572,500	648,243
Year-to-date 2017	0	0.0	3	27.3	3	27.3	1	9.1	4	36.4	11	0	671,477
Year-to-date 2016	0	0.0	6	26.1	4	17.4	5	21.7	8	34.8	23	572,500	657,533
Stony Plain Town													
February 2017	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	0	0
February 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	0	0
Year-to-date 2017	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	0	0
Year-to-date 2016	1	14.3	4	57.1	0	0.0	1	14.3	1	14.3	7	0	485,860
Strathcona County													
February 2017	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	6	0	781,250
February 2016	1	8.3	1	8.3	4	33.3	3	25.0	3	25.0	12	595,000	747,583
Year-to-date 2017	1	10.0	1	10.0	4	40.0	1	10.0	3	30.0	10	0	695,085
Year-to-date 2016	1	2.4	10	24.4	13	31.7	7	17.1	10	24.4	41	540,000	653,098
Sturgeon County													
February 2017	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	563,750
February 2016	2	28.6	0	0.0	2	28.6	2	28.6	1	14.3	7	0	611,429
Year-to-date 2017	5	31.3	1	6.3	1	6.3	2	12.5	7	43.8	16	695,000	582,494
Year-to-date 2016	3	21.4	3	21.4	2	14.3	2	14.3	4	28.6	14	0	619,286
Remainder of the CMA													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
First Nations													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
February 2017	65	22.1	93	31.6	58	19.7	29	9.9	49	16.7	294	490,000	580,840
February 2016	59	15.1	97	24.9	115	29.5	52	13.3	67	17.2	390	535,000	587,005
Year-to-date 2017	130	23.9	164	30.1	113	20.8	53	9.7	84	15.4	544	490,000	562,672
Year-to-date 2016	101	12.2	236	28.6	243	29.4	113	13.7	133	16.1	826	530,000	582,737

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2017

Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	591,368	603,705	-2.0	575,492	596,252	-3.5
Beaumont Town	528,954	441,178	19.9	480,778	454,227	5.8
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	494,925	397,375	24.5	526,022	448,992	17.2
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	410,511	500,514	-18.0	407,949	495,356	-17.6
Leduc County	652,011	587,431	11.0	580,989	587,431	-1.1
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	-	-	n/a	-	-	n/a
Spruce Grove City	492,356	446,833	10.2	471,565	475,281	-0.8
St. Albert City	-	648,243	n/a	671,477	657,533	2.1
Stony Plain Town	-	-	n/a	-	485,860	n/a
Strathcona County	781,250	747,583	4.5	695,085	653,098	6.4
Sturgeon County	563,750	611,429	-7.8	582,494	619,286	-5.9
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	580,840	587,005	-1.1	562,672	582,737	-3.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

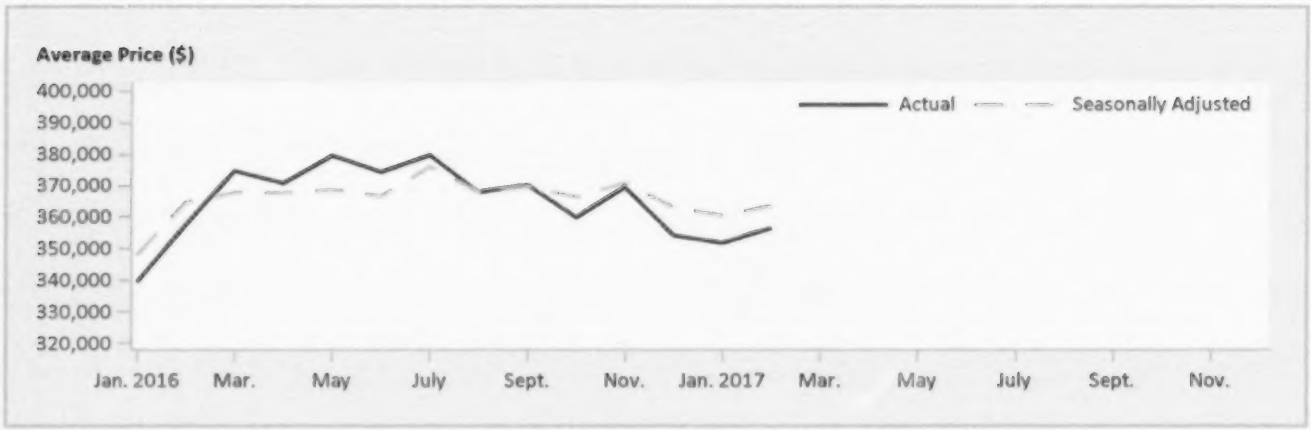


Figure 5.2: MLS® Residential Sales for Edmonton

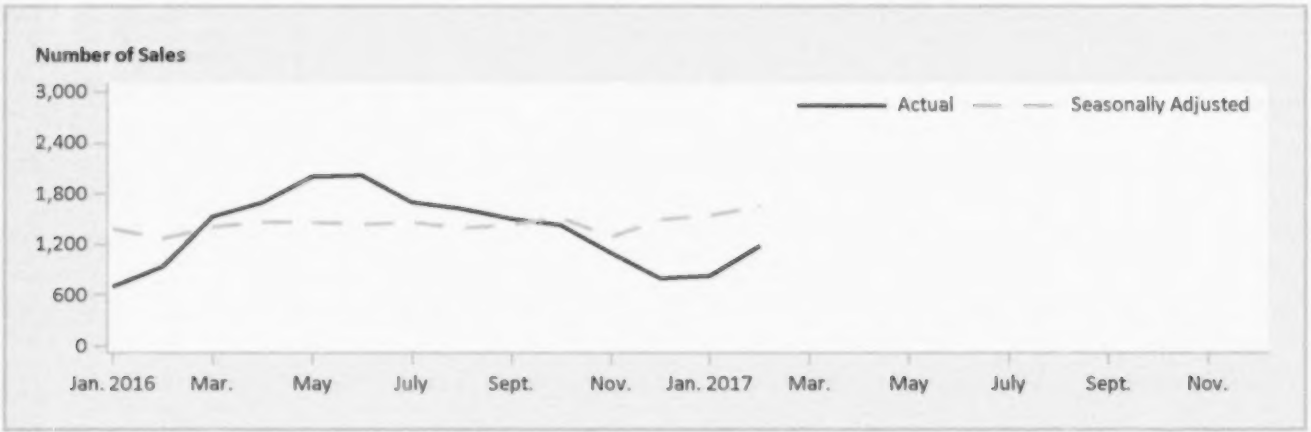
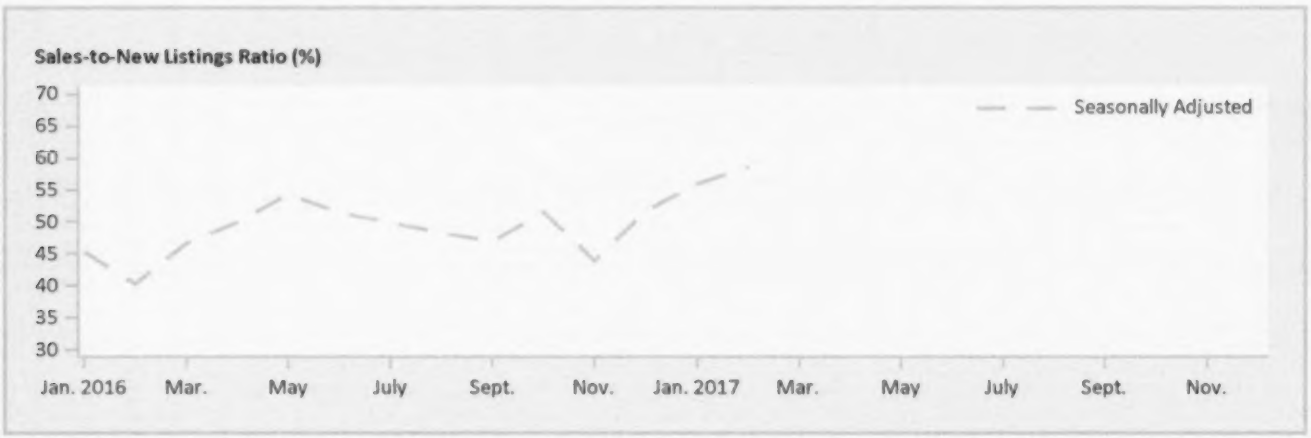


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	91.7	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	91.7	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	91.7	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	91.7	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	91.3	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	91.4	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	91.3	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	91.1	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	91.0	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	91.0	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	91.1	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64		136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64		136.6	750	8.3	72.5	1,103
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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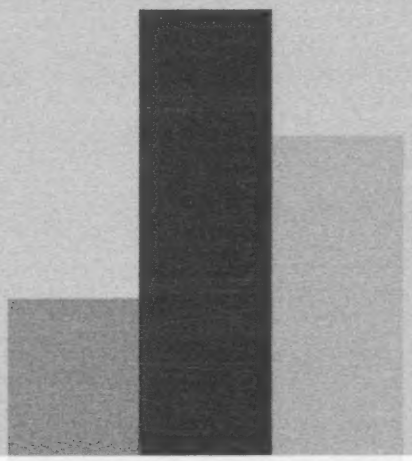

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